

STATE OF TEXAS  
COUNTY FORT BEND  
CITY OF FULSHEAR

CITY OF FULSHEAR

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Fulshear, Texas 77441

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FULSHEAR PLANNING AND ZONING COMMISSION MINUTES  
FEBRUARY 3, 2012

**1. Call to Order**

*A regular meeting of the Fulshear Planning and Zoning Commission was called to order by the Chairman, Derek Einkauf at 8:01 a.m., February 3, 2012 in the Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas and quorum was present.*

**MEMBERS PRESENT:**

Derek Einkauf, Chairman  
Mike Lavengco  
David Worley  
Doug Konopka, Advisory Member  
Harold Collins came at 8:15 a.m.

**MEMBERS ABSENT:**

Steve Zwick  
2- vacancies

**STAFF PRESENT**

D. (Diana) Gordon Offord, City Secretary  
C. J. Snipes, City Administrator  
Grady Randle, City Attorney  
Michelle Kirchner, Building Inspector

**OTHERS PRESENT**

Gwen Fox

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**Larry Beustring**  
**Thomas C. Kuykendall, Jr., Mayor**  
**And 10-15 others who did not sign in**

**2. Citizen's Comments**

*There were no Citizens' Comments.*

*Chairman Einkauf stated the meeting would not follow the order outlined on the agenda. He stated the majority of the group wished to make comments regarding the proposed zoning ordinance so this would be done at the end of the agenda and handle the plat items first if there were no objections. No one objected. Also, requests have been received to remove items 8 and 9 (Fulshear Creek Trace and Lazy J) from the agenda.*

**3. PUBLIC HEARING**

Notice of a Public Hearing regarding Preliminary Report of Zoning Ordinance for the City of Fulshear, Texas 77441.

Date: February 3, 2012

Time: 8:00a.m.

Place: Fulshear City Hall

Notice is hereby given to all interested persons that the Planning & Zoning Commission of the City of Fulshear, Texas will conduct a **Second Public Hearing on Friday, February 3, 2012, at 8:00 a.m.** in the Fulshear City Council Chambers, Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas.

The purpose of the Public Hearings is to receive input from the public on a proposed zoning ordinance for the City of Fulshear.

At said times and places all persons shall have the right to appear and be heard. All persons desiring to attend the public hearing may view the Planning & Zoning Commission's agenda to confirm the scheduling of the hearing. The agenda will be available at Fulshear City Hall, 30603 F.M. 1093, Fulshear, Texas 77441 at least 72 hours preceding each hearing. All persons desiring to be heard at such public hearing are invited to attend the hearing.

*Public Hearing was opened at 8:37 a.m. Grady Randle, City Attorney, gave an overview of the ordinance. There were numerous questions and answer exchanged among the commission and the audience for approximately 40 minutes. Two big concerns were the downtown area due to it being a combination of residential and commercial and that the public hearing regarding zoning should be in the evenings in order to allow for more citizens input (most citizens are working during the morning hours).*

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*Public Hearing was closed at 9:13a.m.*

**4. Approval of Minutes**

**Regular Meeting, December 2, 2011**

**Special Meeting, December 8, 2011**

**Regular Meeting, January 6, 2012**

**Special Meeting, January 20, 2012**

*A motion was made by Planning and Zoning Member Worley to approve the regular meeting minutes of December 2, 2011 and January 6, 2012 and the special meetings of December 8, 2011 and January 20, 2012 as presented. It was seconded by Planning and Zoning Commission Member Lavengco. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies*

**5. Consider and take action on Firethorne Section 23/ Final Plat**

*A motion was made by Planning and Zoning Commission Member Worley to approve Firethorne Section 23/Final Plat subject to comments from City Engineer, David Leyendecker. It was second by Planning and Zoning Commission Member Lavengco. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies*

**6. Consider and take action on Firethorne Section 24/ Final Plat**

*A motion was made by Planning and Zoning Commission Member Lavengco to approve Firethorne Section 24/Final Plat subject to comments from City Engineer, David Leyendecker. It was second by Planning and Zoning Commission Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies*



**7. Consider and take action on Cross Creek Ranch: Lakes of Cross Creek Ranch Section 3/Final Plat**

*A motion was made by Planning and Zoning Commission Member Worley to approve Cross Creek Ranch: Lakes of Cross Creek Ranch Section 3/Final Plat subject to comments from City Engineer, David Leyendecker. It was second by Planning and Zoning Commission Member Lavengco.*

*The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies*

**8. Consider and take action on Fulshear Creek Crossing: Fulshear Creek Trace/Final Plat**

*No action was taken.*

**9. Consider and take action on Lazy I Acres/ Final Plat**

*No action was taken.*

**10. Consider and take action on Sign Permit: Guardian Taekwon-Do/location 29810 FM 1093 Rd.-Suite F**

*A motion was made by Planning and Zoning Commission Member Worley to approve Sign Permit variance: Guardian Taekwon-Do/location 29810 FM 1093 Rd.-Suite F. It was seconded by Planning and Zoning Commission Member Lavengco. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies*

**11. Consider and take action on Sign Permit: Clover Tool/location 6903 FM 359**

*Chairman Einkauf stated that this sign does not meet requirements outline in the City's Sign Ordinance. Both the height and length are out of compliance. The building inspector, Michelle Kirchner, stated that the requirements were communicated to the*

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*owner of Clover Tool before construction of the sign. Ms. Kirchner stated that Clover Tool were asked to tarp the sign or remove it. No action has been taken by Clover Tool. Chairman Einkauf asked if a representative from Clover Tool was available. No one was present.*

*A motion was made by Planning and Zoning Commission Member Lavengco to deny Sign Permit: Clover Tool/location 6903 FM 359 and request that building inspector send a notice to Clover Tool. It was seconded by Planning and Zoning Commission Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies*

**12. Consider and take action on request from Fulshear Downs regarding replacement of signs**

*A motion was made by Planning and Zoning Commission Member Lavengco to approve Request: Fulshear Downs regarding replacement of signs. It was seconded by Planning and Zoning Commission Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies*

**13. Consider and take action on Sign Permit: Shell/McDonalds/location 6748 FM 1463 Road**

*Chairman Einkauf stated that this request does not meet requirements in the City's Sign Ordinance. He stated that the sign board is 15ft wide. Kent was here to represent for Landmark and he stated that since they had two vendors was attempting to give equal visibility to both. Kent stated he would go back and making the necessary revisions. There was approximately a ten-minute discussion among the commission and representative from Landmark.*

*A motion was made by Planning and Zoning Commission Member Lavengco to deny Sign Permit: Shell/McDonalds/location 6748 FM 1463 Road. It was seconded by*

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***Planning and Zoning Commission Member Worley. The motion was carried by the following vote:***

***Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley***

***Nays: None***

***Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies***

**14. Adjourn**

***A motion was made by Planning and Zoning Commission Member Lavengco to adjourn. It was seconded by Planning and Zoning Commission Member Worley. The motion was carried by the following vote:***

***Ayes: Planning and Zoning Member Einkauf, Lavengco, and Worley***

***Nays: None***

***Absent: Planning and Zoning Member Collins, Zwick, and 2-vacancies***